

WRITTEN PUBLIC COMMENTS

Docket Number: 2203-PUD-06

Petitioner: CND-Wood Robinson LLC by Weihe Engineers

Request: An amendment to the Woods Robinson Briggs PUD to modify development standards

Enclosed Attachments (as of 5:00 pm Monday, March 7, 2022):

March 7, 2022 Advisory Plan Commission Meeting

1. Todd Robinson		(2/9/22)
2. Marla Ailor	1602 E 203 rd Street	(3/7/22)
3. Marla Ailor	1602 E 203 rd Street	(3/7/22)

February 9, 2022

Kevin Todd – Director Community Development
Daine Crabtree – Planner
City of Westfield
2728 East 171st Street
Westfield, IN 46074

Re: Harvest Trail of Westfield Buffer Yard Modification Request
Westfield, IN

Dear Mr. Todd and Mr. Crabtree:

My property abuts the Monon Trail along the Northeast corner of the Harvest Trails of Westfield property and I do not object to the Buffer Yard request they have submitted to the City for approval with their other petitions. With the extensive tree-lined setbacks on both sides of the Monon Trail including my property and Harvest Trails, I do not believe a deeper buffer is necessary along my property line within the Harvest Trail Property Development.

Thanks for your time and consideration.

A handwritten signature in black ink that reads "Todd Robinson". The signature is fluid and cursive, with a long, sweeping underline.

Todd Robinson , representative for the Carolyn A. Robinson Revocable Trust

From: Kurt Ailor
To: APC; planners@westfield.in.gov
Subject: Woods-Robinson-Briggs PUD
Date: Monday, March 7, 2022 12:14:24 PM

WARNING: This external email is from
kurtailor@aol.com

Dear Planners and Commission members,

Dense housing developments aren't often worthy of newspaper headlines. The Wood-Robinson-Briggs PUD, however, made plenty of them under a year ago, when it was marketed as a \$30+ million dollar pickleball facility.

<https://www.ibj.com/articles/estimated-30-million-pickleball-tennis-center-planned-for-development-in-westfield>

<https://www.wishtv.com/news/local-news/whats-the-big-dill-plans-unveiled-for-30m-pickleball-project-next-to-grand-park/>

<https://youarecurrent.com/2021/06/22/grand-national-pickleball-center-planned-in-westfield/>

The Amendment to the development standards seeks to modify buffer yards located adjacent to the Monon Trail and Monon Trail Elementary School. The setbacks in the original PUD protected people from the developers according to the UDO. Because no one can buffer their own yard with their neighbors property, nor should a developer be allowed to do so. Furthermore, the developer shouldn't pontificate or speculate that commercial property would be approved adjacent to their own single-family development. In fact, **the very buffer they don't want it is the exact reason properties should be buffered! (For the protection of development in the future that often changes over time.)** The Monon Trail isn't protected just because it's a trail, nor should its features be used to relieve the developers from their obligations. As the Planning Commission, you need to protect the trail, the users, and the nearby residents. A developer's PUD and/or bottomline should not be enhanced simply because they think the trail provides the necessary buffer for the future. Please vote to give this amendment a negative recommendation.

As an aside, I have many concerns about the future of this PUD. Birch Dalton of EdgeRock informed me (following the amendment's introduction) that the pickleball portion of the project lacks the necessary funding at this time. This area didn't need another housing development. I assume it was the mixed-use development and the pickleball courts that led to the advancement of this project. It's noteworthy and sad that we're only talking about houses today with a density that is, quite frankly, disgusting for this area.

Thank you for your time and consideration,
Marla Ailor
1602 E 203rd Street
317-402-5835

Daine Crabtree

From: Kurt Ailor <kurtailor@aol.com>
Sent: Monday, March 7, 2022 3:02 PM
To: bdalton@mag-us.com; EFreeman@dwhomes.com; mluedke@DWHOMES.com; murray.clark@faegredrinker.com; mark.leach@faegredrinker.com; APC
Cc: pencej@weihe.net
Subject: Re: Woods-Robinson-Briggs PUD

**WARNING: This external email is from
kurtailor@aol.com.**

Birch, Planners, and Commission Members,

The conversation in question (about the pickleball court funding) occurred following the introduction of the amendments at the February 14th Council meeting. I guess a lot has changed in three weeks, since last fall, and from the time all of the articles were published in various news publications. Birch, you're welcome to address whatever concerns you have about my statements tonight. Final engineering, lay out, and concept plans are the subject matter at hand, as **amendments** to PUD's must move through the planning and zoning process in order to be modified, isn't this the very reason for the public hearing tonight?

I cannot be at the meeting tonight, thus my written comments sent in advance. When the APC allows written comments, it is my understanding that they want to hear from residents who have concerns but can't attend the public hearing. I don't believe it is supposed to be an exercise in simply supplying developers ammunition for some kind of counter-argument in order to get what they want. As for any corrections, I've not said anything false to my knowledge. I simply stated my concerns.

I'm curious how many PUD's are next to schools buffered by public trails? (How many in Westfield?) Perhaps Daine can answer that question instead of repeating that there is no requirement for a buffer between the school and commercial zoning. Perhaps some special consideration should be given to the PUD due to the age of the children in the school building next to a commercial zoned property.

There seems to be some unnecessary tone in your email and the texts you sent me directly this afternoon. Let's let the APC conduct the public's business in public and offer their opinions on these proposed amendments. Your direct response to me in an email thread that includes the developers and their attorneys but excludes the Planning Commission seems unusual and intimidating.

Respectfully,
Marla Ailor

-----Original Message-----

From: bdalton@mag-us.com
To: Freeman, Edward <EFreeman@dwhomes.com>; Luedke, Michael <mluedke@DWHOMES.com>; Clark, J. Murray <murray.clark@faegredrinker.com>; Leach, Mark R. <mark.leach@faegredrinker.com>; Kurt Ailor <kurtailor@aol.com>
Cc: Jim Pence <pencej@weihe.net>
Sent: Mon, Mar 7, 2022 12:42 pm
Subject: RE: FW: Woods-Robinson-Briggs PUD

Marla

you are incorrect on many of your comments most particularly my financing of the commercial. We spoke back in the fall and being truthful it was not in place. But is now. Also. There is no requirement for a buffer between the school land and the commercial ask Daine

Your comments need to be corrected. I am shocked you did not contact me to get an update on the pickle ball project before you made a public statement. I always thought you did your research better. The pud is approved and will be built. We are within the approved pud in terms of number of homes and high quality. If more people would understand final engineering and lay out vs concept plan. It would be much easier for people to see the need for clean up of pud with amendments. I will be at the apc tonight and will rebutting your incorrect thinking on my pickle ball project in a respectful manner. Please next time please call me

thank you

Birch

EdgeRock Development, LLC
R. Birch Dalton
555 E. Main Street
Westfield, IN 46074
317-979-0538
www.edgerock.rocks

----- Original Message -----

Subject: FW: Woods-Robinson-Briggs PUD
From: "Freeman, Edward" <EFreeman@dwhomes.com>
Date: Mon, March 07, 2022 12:21 pm
To: "Luedke, Michael" <mluedke@DWHOMES.com>, "Clark, J. Murray" <murray.clark@faegredrinker.com>, "Leach, Mark R." <mark.leach@faegredrinker.com>
Cc: Jim Pence <pencej@weihe.net>, "R. Birch Dalton" (<bdalton@mag-us.com>)" <bdalton@mag-us.com>

Murray and Mark

Please see the comments below about our project sent through Daine Crabtree to me this am. Let's discuss this sometime this afternoon.

Birch, please review the same and give me your thoughts.

Thanks,
Ed

From: Daine Crabtree <dcrabtree@westfield.in.gov>
Sent: Monday, March 7, 2022 12:19 PM
To: Freeman, Edward <EFreeman@dwhomes.com>
Subject: FW: Woods-Robinson-Briggs PUD

Ed: _____

First public comment for Woods Robinson; see below. Just an FYI you may need to address some of these points during your presentation this evening.

Regards,

Daine Crabtree | Senior Planner

Community Development | 2728 East 171st Street | Westfield, IN 46074
dcrabtree@westfield.in.gov | 317-416-2586

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From: Kurt Ailor <kurtailor@aol.com>

Sent: Monday, March 7, 2022 12:14 PM

To: APC <APC@westfield.in.gov>; planners@westfield.in.gov

Subject: Woods-Robinson-Briggs PUD

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Marla Ailor
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*****This email originated from a non David Weekley Homes email address*****